

VERISTONE 1 ISSAQUAH
SW 1/4 OF NW 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON

DEM18-00005

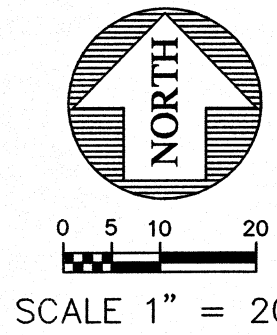
LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 445.30 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 01°39'07" WEST 686.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°39'07" WEST 9.30 FEET;
THENCE SOUTH 32°47'53" EAST 183.29 FEET;
THENCE SOUTH 88°20'58" EAST 212.25 FEET;
THENCE NORTH 15°40'31" WEST 168.07 FEET;
THENCE NORTH 88°20'58" WEST 265.87 FEET TO THE TRUE POINT OF BEGINNING.

MERIDIAN:
NAD83 - 2011

BASIS OF BEARING:
N88°16'54"W BETWEEN FOUND MONUMENTS ON NW INNESWOOD DRIVE

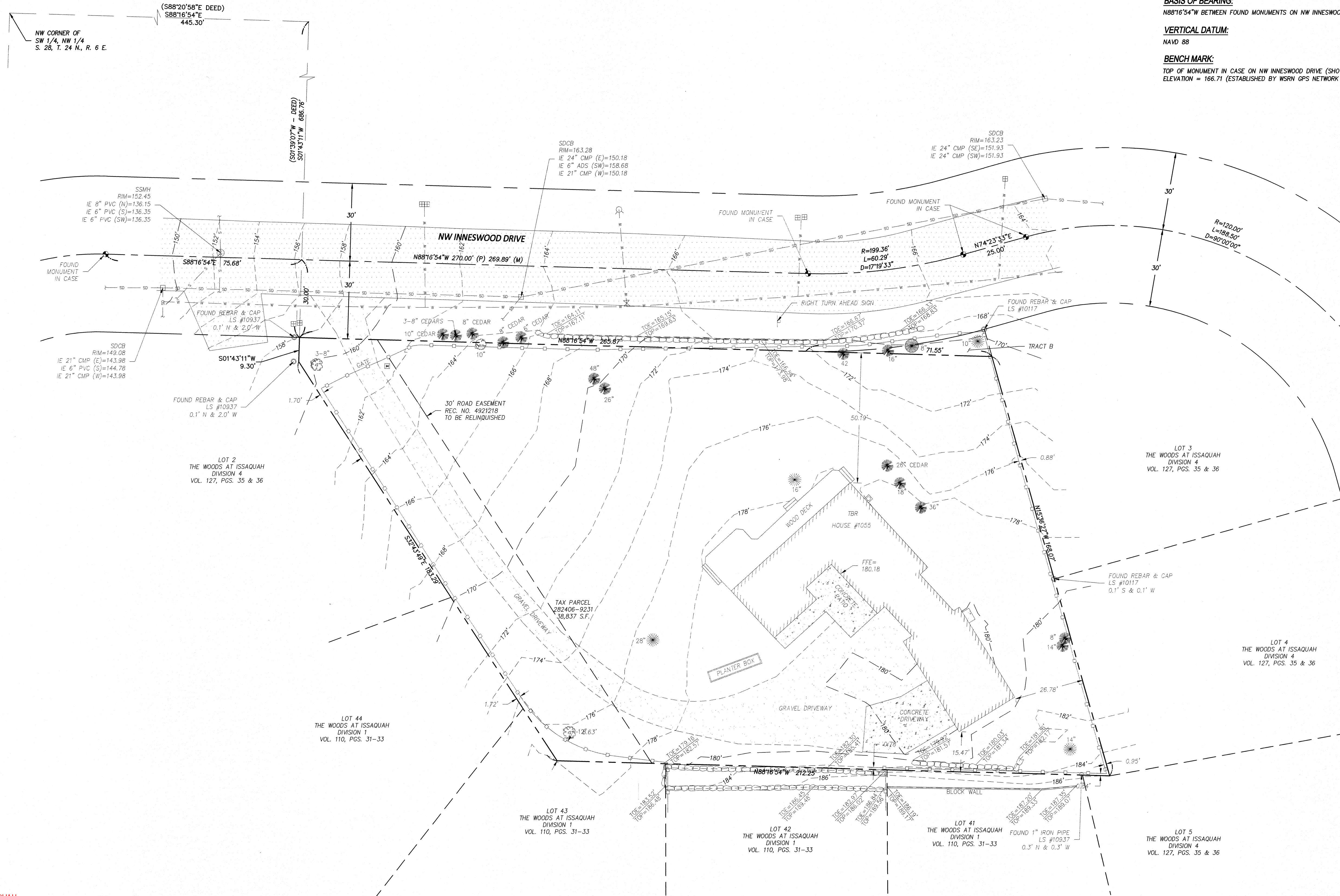
VERTICAL DATUM:
NAVD 88

BENCH MARK:
TOP OF MONUMENT IN CASE ON NW INNESWOOD DRIVE (SHOWN HEREON)
ELEVATION = 166.71 (ESTABLISHED BY WSRN GPS NETWORK OBSERVATION)

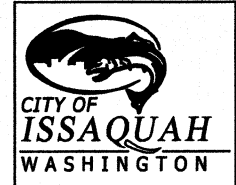


LEGEND:

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- FINISHED FLOOR ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- CATCH BASIN
- SIGN POST
- WOOD FENCE
- STORM LINE
- SEWER LINE
- WATER LINE
- ROCKERY
- GAS METER
- ALDER
- FIR
- CEDAR
- MAPLE
- WILLOW



APPROVAL CONDITIONS

DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
DSD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION			

VERISTONE 1 ISSAQUAH
1055 NW INNESWOOD DRIVE
BOUNDARY & TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Western Washington Division
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 17518
DATE 02/14/18
SCALE 1"=20'
DESIGNED
DRAWN JEF
CHECKED DBM
APPROVED DBM
SHEET 2 of 8

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION 02/11/2018

VERISTONE 1 ISSAQUAH
SW 1/4 OF NW 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON

TEMPORARY EROSION SEDIMENT CONTROL NOTES:

1. THE INTERCEPTOR SWALES AND ASSOCIATED CONVEYANCE ELEMENTS SHOWN ON THESE PLANS ARE SCHEMATIC. LOCATION AND ALIGNMENT OF THE SWALES MAY BE ALTERED AS REQUIRED TO FIELD CONDITIONS AND ACTUAL FINAL GRADING. ALSO, FACILITIES AND MEASURES DETAILED IN THESE PLANS ARE THE MINIMUM REQUIRED TO CONTROL EROSION AND SEDIMENTATION. FACILITIES AND MEASURES MAY BE DELETED, ADDED, MOVED OR REVISED AT THE DIRECTION OF THE ENGINEER OR MORT.
2. ALL EXPOSED SOIL AT SLOPES LESS THAN 3:1 TO BE TRACK-WALKED, SEEDED AND COVERED WITH STRAW MULCH, 2" - 3" THICK.
3. MULCH ON ALL SLOPES STEEPER THAN 3:1 MUST BE STABILIZED WITH JUTE MAT WITHIN 24 HOURS OF EXPOSURE.
4. EXPOSED SOIL MUST BE COVERED WITHIN 5 DAYS OF EXPOSURE DURING THE DRY SEASON (APRIL 1 THROUGH SEPTEMBER 30) AND WITHIN 48 HOURS OF EXPOSURE DURING THE WET SEASON (OCTOBER 1 THROUGH MARCH 31).
5. ALL ROADWAYS MUST BE KEPT CLEAN AND FREE OF SEDIMENT.
6. EACH CONTRACTOR SHALL DESIGNATE AN "EROSION CONTROL SUPERVISOR" (ECS) THAT MUST BE ON-SITE WHENEVER WORK IS BEING PERFORMED. THE ECS SHALL MAKE PERIODIC (AT LEAST DAILY) CHECKS ON THE APPLICABLE EROSION SYSTEMS AND PERFORM REPAIRS AND UPGRADES IMMEDIATELY AS NEEDED. WORK MAY BE STOPPED IF THE EROSION CONTROL SYSTEMS ARE NOT BEING CHECKED OR MAINTAINED OR ARE NOT OPERATING EFFECTIVELY.

CONSTRUCTION SEQUENCE:

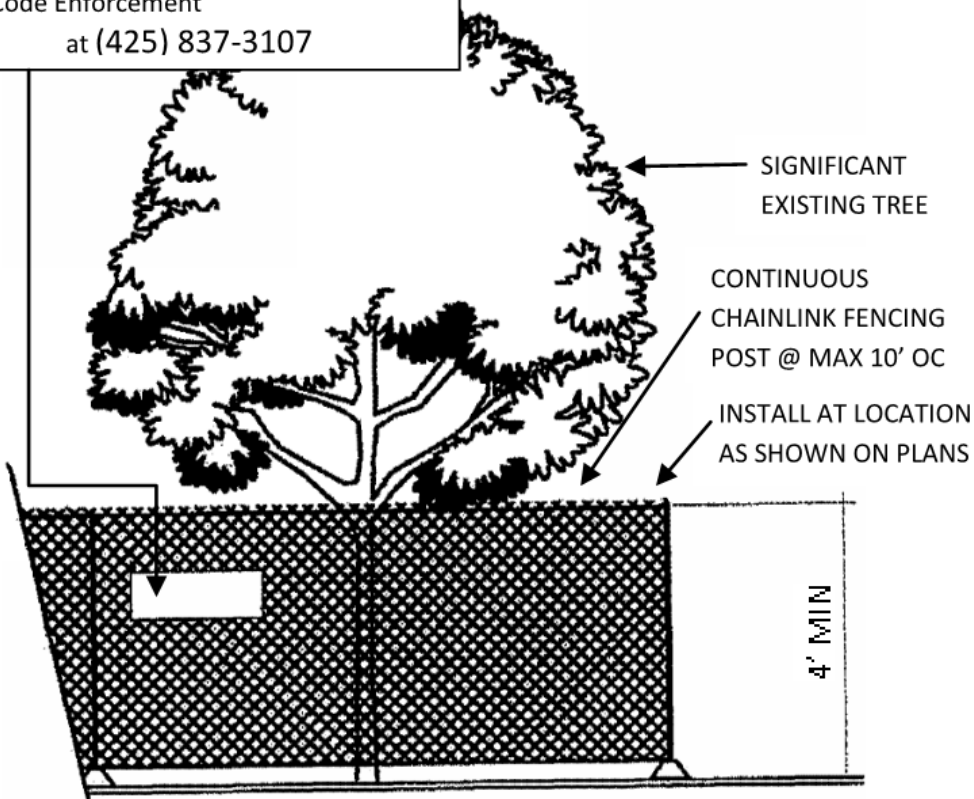
1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AN ATTEND A PRE-CONSTRUCTION CONFERENCE.
2. SURVEY THE CLEARING LIMITS/PROPERTY BOUNDARY AND SET WITH PERMANENT MARKERS OR STAKES. PRIOR TO NEXT ACTIVITY, AN INSPECTION OF THE MARKERS SHALL BE PERFORMED BY THE DSD.
3. CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE, (IF REQUIRED).
4. INSTALL FILTER FABRIC FENCE. INSTALL CB FILTER FABRIC PROTECTION.
5. GRADE FOR SHARED DRIVEWAYS. INSTALL OFF AND ON-SITE UTILITIES.
6. STABILIZE AREAS TO REMAIN UNWORKED.

INSTALL DRIVEWAY CULVERT IF THERE IS A ROADSIDE DITCH PRESENT, AS PER KING COUNTY ROAD STANDARDS

- MAINTENANCE PER 2009 KCSWDM
1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.
 4. ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

Tree Protection Area, Entrance Prohibited
To report violations contact
City Code Enforcement
at (425) 837-3107



1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION
FENCING DETAIL

TREE TABLE:

TREE RETENTION TABLE						
TREE NO.	SPECIES	DBH	DRIPLINE (DIA.)	CONDITION	LOCATION	STATUS
1	DF/Pm	38"	54'	2	LOT 3	REMOVE
2	Sg/Ls	16"	36'	1	LOT 3	RETAIN
3	BAC/Cag	16"	36'	1	LOT 4	RETAIN
4	WRC/Ip	18"	40'	1	LOT 4	RETAIN
5	WRC/Ip	12"	28'	1	LOT 4	RETAIN
6	WRC/Ip	48"	44'	2	LOT 2	REMOVE
7	WRC/Ip	32"	36'	2	LOT 2	REMOVE
8	WRC/Ip	38"	44'	2	LOT 2	REMOVE
9	NF/Ap	20"	22'	2	LOT 2	REMOVE
10	WRC/Ip	22"	42'	2	LOT 2	RETAIN
11	WRC/Ip	16"	36'	1	OFF-SITE	OFF-SITE
12	WRC/Ip	26"	44'	2	LOT 1	RETAIN
13	WRC/Ip	48"	44'	2	LOT 1	RETAIN
14	WRC/Ip	8"	14"	1	OFF-SITE	OFF-SITE
15	RA/Ar	10"	34'	1	LOT 1	RETAIN
16	BLM/Am	14"	56'	1	LOT 1	REMOVE

× TREE TO BE REMOVED TOTAL 382" RETAINED 168" OR (44%)

MAINTENANCE STANDARDS

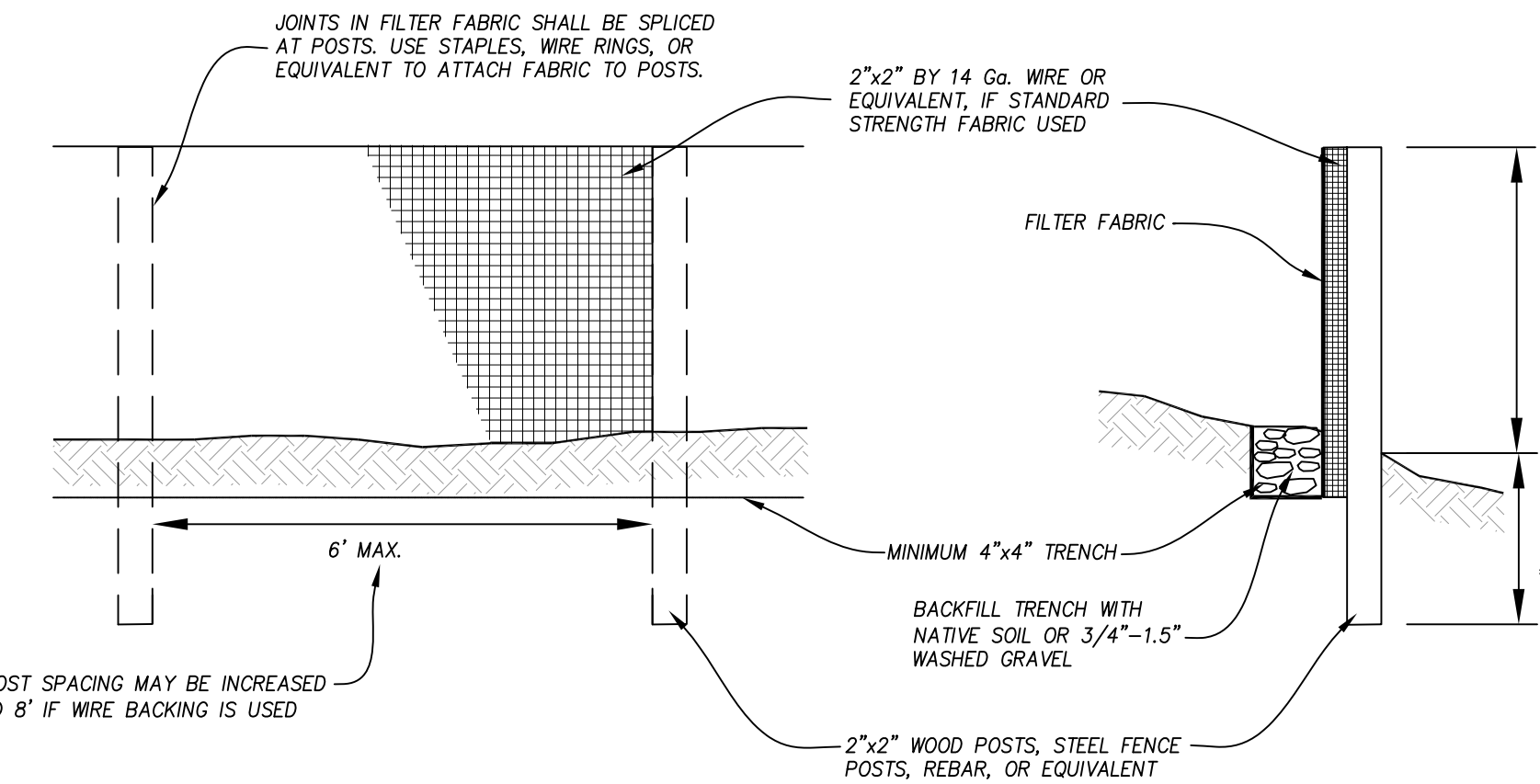
1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

CATCH BASIN INSERT
N.T.S.

CITY OF ISSAQUAH - PLANNING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
01/24/2018

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
01/11/2018

CITY OF ISSAQUAH - ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
01/20/2018



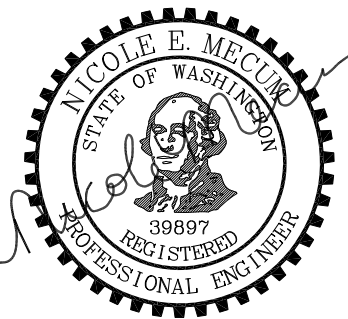
SILT FENCE MAINTENANCE PER 2016 KCSWDM

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED

SILT FENCE
N.T.S.

REVISIONS

DESCRIPTION	BY	DATE



02/14/18

VERISTONE 1 ISSAQUAH

1055 NW INNESWOOD DRIVE

TESC PLAN

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
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JOB NO.	17518
DATE	02/14/18
SCALE	1"=20'
DESIGNED	NEM
DRAWN	LFM
CHECKED	NEM
APPROVED	CJA

SHEET 3 of 8